

**FARMINGTON CITY
PLANNING COMMISSION MEETING
August 21, 2014**

STUDY SESSION

***Present:** Commissioners Heather Barnum, Kent Hinckley and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Brett Anderson, Commissioners Kris Kaufman and Mack McDonald and Alternate Commissioner Michael Nilson were excused.*

Item #3. Jerod Jeppson/Norm Dahle – Recommendation for Final Plat Approval for Silverleaf Subdivision

Staff said the applicant originally proposed 11 lots during Schematic and Preliminary Plat. His first phase or final plat will consist of 7 lots in part because a neighboring property owner is not wanting to participate in moving the sewer line which was needed for some of the additional lots. Now, the subdivision includes Parcel B in addition to Parcel A, where Mr. Jeppson's home is located. If there comes a time when both Parcel A and B will be developed, the applicant will only need to do a Plat Amendment since both parcels have been included in the subdivision. The Commissioners expressed some concern with the lot sizes; staff explained and showed that the lot sizes were consistent with the neighboring communities.

Item #4. Michael Fisher/Brent Stephens – Recommendation for Plat Amendment and Minor Subdivision (lot split).

Staff explained this item is a simple lot split, but is complicated as the small adjacent parcels are owned by four different property owners. It is not necessary for the applicant to obtain all of the small adjacent parcels, but doing so will square the lot. Staff has included a condition that the parcels must be deeded over prior to it being recorded. Also, after the lot split, the westerly lot will join the Grove P.U.D. Staff said the HOA looks to approve the addition.

Item #5. Dave Cowley/Ivy Properties – Requesting Conditional Use/Site Plan Approval and Metes and Bounds Subdivision.

Staff reminded the Commission that previously the Commission increased the allowable height for the proposed building. This is the next step in the applicant's process. The site plan application includes all landscaping, lighting, traffic plans, etc. Staff explained in the past, the Commission deferred the majority of the review of the landscape plan to staff, but if the Commission would like to review it in more depth, staff will provide the information to them. The Commissioners and staff also discussed concerns with the increase in traffic the proposed building may bring by the nearby schools.

Item #6. James Larkin – Conditional Use Permit Approval for Wholesale Garden Center and Nursery

Staff provided a brief background on this item. The applicant is growing trees and other plants to use in his contracting business, as well as open storage for materials. The applicant is

located on 11 acres of property. Staff explained that his “use” of the property may be classified as a wholesale greenhouse garden center and nursery, as found in the ordinance, but that use is only allowable on less than 5 acres. He explained it was up to the Commission to interpret the ordinance and determine what is allowed for the applicant. The Commission had concerns regarding his use not fitting within the area when the surrounding areas are developed for their zones, which are Office Mixed Use and Class A Business Park. They discussed having the applicant return each year, like other approved Conditional Uses within the City.

Item #7. Todd Gibbs – Recommendation to Amend Chapter 15 of the Zoning Ordinance to Allow Recreational Equipment Rental Business

Staff stated the applicant looked further into the K-Mart property for the business, but decided against it as it did not best fit his needs.

Item #8. Farmington City – Recommendation to Amend Chapters 10, 11, 12 & 28 of the Zoning Ordinance Regarding Conventional and Conservation Subdivisions

Staff and Commission discussed the proposed amended changes which will be further discussed in the meeting.

REGULAR SESSION

Present: Commissioners Heather Barnum, Kent Hinckley and Rebecca Wayment, Alternate Commissioner Karolyn Lehn, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Chairman Brett Anderson, Commissioners Kris Kaufman and Mack McDonald and Alternate Commissioner Michael Nilson were excused.

#1. Minutes

Heather Barnum made a motion to approve the Minutes from the August 7, 2014 Planning Commission meeting. Karolyn Lehn seconded the motion which was unanimously approved.

#2. City Council Report

Eric Anderson gave a report from the City Council meeting on August 19, 2014. The big agenda item was the request for a “Temporary Beer” permit for the Davis County Fairgrounds’ Steelfist Fight Night. The request was denied last year, but was approved by City Council this year. The Bell Estates Final Plat was also approved.

SUBDIVISION APPLICATIONS

#3. Jerod Jeppson/Norm Dahle – Applicant is requesting a recommendation for Final Plat approval for the Silverleaf Subdivision (7 lots) on 5.21 acres located at approximately 1505 North 150 West in an LR Zone. (S-16-13)

Eric Anderson restated the information provided in the Study Session.

The applicant **Norm Dahle** was present and available for questions; the Commission did not have any.

Heather Barnum stated her questions regarding the small lot sizes and consistency with the surrounding area were answered in the Study Session; she is comfortable moving forward with approval. The Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission recommend the City Council approve the Final Plat of the Silverleaf Conservation Subdivision as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall obtain a 10% open space waiver and pay the agreed upon amount (as determined through negotiations with the City Manager) prior to City Council consideration of Final Plat;
2. The applicant shall satisfy the requirements of Central Davis Sewer, including the dedication of easements prior to City Council consideration of Final Plat;
3. The property owner shall enter into an agreement whereby he agrees to extend and dedicate the right-of-way to the northerly boundary of the project/plat in the event the George Clark property is developed or parcel B is further subdivided into future lots, whichever occurs first;
4. Public improvement drawings, including but not limited to, a grading and drainage plan, shall be reviewed and approved by the Farmington City Works, City Engineer, Storm Water Official, Fire Department, Central Davis Sewer District and Benchland Water.

Karolyn Lehn seconded the motion which was unanimously approved.

Findings:

1. The LDR (Low Density Residential) designation of the General Plan allows up to 4 dwelling units/acre. The proposed subdivision is at approximately 3 dwelling units per acre and is consistent with the General Plan threshold.
2. The project is consistent with the Conservation Subdivision standards for an LR zone.
3. The applicant has worked through the issues raised by the DRC at Preliminary Plat and addressed these issues on this Final Plat.
4. An open space requirement of .37 acres is of no value to the City and the money for the waiver would be better spend on open space elsewhere in the City.

Item #4. Michael Fisher/Brent Stephens (Public Hearing) – Applicant is requesting a recommendation for plat amendment and minor subdivision (lot split) approval for property (.5 acres) located at approximately 515 North Main in an OTR (Original Townsite Residential) Zone. It is proposed that the new, or westerly lot be added to the Grove P.U.D. (S-9-14)

Eric Anderson explained that this item is a lot split. Mr. Stephen's home is located on the easterly side along Main St. The westerly side is surrounded by small remnant pieces all owned by different property owners. By obtaining the remnant pieces, the applicant is able to square the westerly lot and have access to the private street, Grove Creek Circle. The creation of the new lot will require a plat amendment in the Grove subdivision and will require acceptance by the HOA. **Eric**

Anderson clarified the three things before the Commission with this item: the lot split, acquisition of the three remnant property pieces and the HOA's plat amendment.

Rebecca Wayment asked for further clarification on the owners of the remnant pieces of property. **Eric Anderson** showed the owners and added that staff has included a condition in the motion that the pieces must be deeded over to the applicant.

Michael Fisher, 10211 S. Clarks Hill Dr., South Jordan, stated he and all three adjacent property owners have agreed on a price for the small remnant pieces of property and are comfortable moving forward to deed the property to him.

Heather Barnum asked the applicant if he is comfortable moving forward with the motion as it is written in the staff report. **Michael Fisher** said yes, he agrees to the conditions as listed.

Rebecca Wayment opened the public hearing at 7:19 p.m.

Christie Hodgman, 498 N. Grove Greek Lane, lives adjacent to the property. She expressed concerns that Mr. Fisher has plans to turn his home sideways on the property. This would mean the front of his home would be facing the side of her home; she feels it would not be consistent with the area and would decrease the privacy of her home.

Deanie Stott, 31 W. 550 N., also lives adjacent to the property and also expressed concerns regarding the placement of his home on the property. She feels turning the front of the home to face south, when it should face west, would be inconsistent with the surrounding homes and would not be aesthetically pleasing for the development.

Staff and the Commissioners discussed Mrs. Hodgman and Mrs. Stott's concerns and if the HOA would restrict the home placement. **Deanie Stott** stated there is currently no HOA in place as it requires 80% of the development to be completed.

David Petersen explained the HOA is currently operated by the developer, Henry Walker Homes. Apparently, once 80% of the development is completed, the HOA will be turned over to the residents. He added the HOA's CC&Rs may restrict the placement of Mr. Fisher's home, but the City ordinance will not allow his home to face south; it must face the private street. **David Petersen** reviewed the ordinance with the Commission.

Michael Fisher added plans for his home have not yet been started, but as a custom home builder from Boise, ID, he will ensure the home will be attractive and will fit into the community.

Rebecca Wayment closed the public hearing at 7:27 p.m.

Heather Barnum said she is comfortable with approving the item as any residents' concerns are protected by the ordinance.

Eric Anderson clarified the motion for the Commission. With regards to the minor plat subdivision, the Planning Commission is only a recommending body; the motion should be amended to reflect that as such.

Motion:

Karolyn Lehn made a motion that the Planning Commission approve the metes and bounds subdivision of Brent Stephens' property and recommend approval to the City Council for the minor plat of the Grove at Farmington Creek P.U.D. Amended and Extended as shown, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant must obtain a plat amendment/minor plat approval of The Grove at Farmington Creek P.U.D. Amended and Extended from the City Council and HOA approval of the amendment prior to recordation;
2. The applicant shall receive deeds to the remnant pieces of property from the owners of lots 12, 17 and 18 of The Grove subdivision prior to recordation.

Kent Hinckley seconded the motion which was unanimously approved.

Findings:

1. The project is consistent with the standards as determined by The Grove P.U.D. of which it will be included in.
2. The applicant has worked through the issues raised by the DRC and addressed these issues on this subdivision plat.

CONDITIONAL USE AND SITE PLAN APPLICATIONS

Item #5. Dave Cowley/Ivy Properties (Public Hearing) – Applicant is requesting conditional use/site plan approval, and metes and bounds subdivision (lot split) related thereto for the Indulgent Foods Office Building on 1.55 acres located at 228 S. 200 W. in a BP (Business Park) Zone. (S-8-14, SP-2-14)

Eric Anderson said the applicant previously came before the Commission on February 20, 2014 to request a zone text change that would allow for a height increase for their proposed three story building. Since the commercial site is over one acre, the ordinance requires the applicant to apply for a conditional use. The applicant also submitted his site plan application which has been reviewed and approved by the DRC and staff.

In reference to the discussion the Commission had with deferring the review of the landscape plan to staff, **Heather Barnum** asked if a condition to the motion needs to be added. **David Petersen** said it is implied with Condition #3, but is also okay if the Commission would like to include a separate condition specifically addressing it.

Rebecca Wayment opened the public hearing at 7:34 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:34 p.m.

Heather Barnum mentioned concerns about the increase in traffic the building might bring near the schools on and around 200 W. that were discussed in the Study Session. She also mentioned that she feels that many traveling to the building will be taking I-15, thus limiting the traffic on the north side of 200 W. The Commissioners agreed.

Rebecca Wayment asked how the new building height will compare to the surrounding buildings. **Eric Anderson** said it will be one story taller than the ThomasArts building, but will not appear much taller as the new building will have a flat roof and the ThomasArts building has a very pitched roof.

The Commissioners were comfortable moving forward with the proposed motion.

Motion:

Kent Hinckley made a motion that the Planning Commission grant conditional use/site plan for the 3 story office building as requested, and a metes and bounds subdivision related thereto, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant shall maintain, clean and restore the existing storm water detention basin and receive the City Engineer's approval of improvements prior to recordation;
2. The applicant shall show the sewer service on the site plan and ensure that it has a 10' of separation from the water lines;
3. All remaining issues related to the site plan shall be reviewed and approved, including improvement drawings and a grading and drainage plan, by the City Engineer, the Planning Department, Stormwater Official, Public Works, Fire Department, Benchland Water, and the Central Davis Sewer District. Any outstanding conditions of the approval shall be conditions of the conditional use permit;
4. The applicant must post a bond on a form acceptable to the City to ensure completion of any public improvements deemed necessary by the City Engineer prior to issuance of a building permit;
5. The conditional use permit must be issued before or concurrent with the issuance of a building permit;
6. Any necessary easements must also be recorded prior to issuance of the building permit;
7. The Planning Commission will defer the final review of the landscaping plan to staff for approval.

Heather Barnum seconded the motion which was unanimously approved.

Findings:

1. The project is consistent with the standards as determined by Chapter 14 of the Zoning Ordinance.
2. The applicant has worked through the issues raised by the DRC and addressed these issues on the site plan and subdivision.
3. The proposed use will benefit the community greatly, providing added employment opportunities and the use is in conformance to the general plan.

Item #6. James Larkin (Public Hearing) – Applicant is requesting conditional use permit approval for the wholesale greenhouse garden center and nursery on property (3.68 acres) located at 925 N. 1525 W. in an A (Agricultural) Zone. (C-16-14)

David Petersen said the applicant currently has outdoor storage and has a "pot in pot" tree farm for his landscaping business. The property is zoned A (Agricultural) and the closest permitted

use under the A zone is a wholesale greenhouse/nursery, but the use is restricted to less than 5 acres. Mr. Larkin's site is located on 11 acres. The applicant has agreed to carve out an area under 5 acres to grow and store materials, as shown on the site plan in the staff report. The applicant is requesting conditional use approval for the tree farm and outdoor storage, but it is up to the Commission on how to best interpret the ordinance to determine if the use is allowed.

Craig Cummings, 4001 S. 7th E., Salt Lake City, is representing Mr. Larkin. He explained the applicant is a general contractor and his purpose to grow trees is to provide his customers mature trees for their properties at a lower price than purchasing from a nursery. The trees are not for sale to the general public and each tree will be transported from the property by Mr. Larkin's business; customers will not be allowed on the property. He also explained the benefits of the "pot in pot" growing technique. He said the overall use of the total 11 acres of property has been grazing for livestock and it will remain that way, except for the small area set aside for the tree farm.

Karolyn Lehn asked for a timeline on when the rest of the tree farm may be developed. **Craig Cummings** said the new trees may be put in during this fall or late spring, depending on the species of tree.

Heather Barnum asked how long the applicant has been running his business from the property. **Craig Cummings** clarified the applicant has not been operating a business there, but simply cultivates top soil and grows mostly decorative horticulture there. He has a separate location where his business is operated. He added that no public or wholesale buyers ever come to the location.

Rebecca Wayment asked if there are plans to ever sell trees or plants from the location. **Craig Cummings** said all horticulture is transported off the property. Once a tree reaches a specified trunk size, it is transported offsite for use. No public will ever come on site. Workers tending to the trees and other materials, such as bark and mulch, will be the only things on location.

Heather Barnum asked how the Commission will know if the applicant is containing the tree farm to the specified 5 acres. **Craig Cummings** explained, as outline in the site plan, there is already a fence around the area, which is less than 5 acres. The fence is already in place as to keep the grazing animals from entering the area.

Rebecca Wayment opened the public hearing at 7:50 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 7:50 p.m.

Kent Hinckley explained that the conditional use calls for the property to be less than 5 acres and this is 11. He feels that a fence around the area does not meet the intent of the ordinance and purposed a lot split of the property or to rewrite the ordinance to allow for a larger property than 5 acres; however, he feels a use on a property larger than 5 acres may not fit with other permitted or conditional uses within the zone.

Heather Barnum said she feels that the applicant's use is simply agricultural; the applicant is growing something and then transporting it off site without any sales on the property. She feels that would be considered a permitted use. **David Petersen** added if that interpretation was agreed upon by the other Commissioners, there would not be a 5 acre restriction.

Rebecca Wayment asked how the Commission or staff could monitor the applicant's use and determine if the applicant does choose to begin selling from the property. **Craig Cummings** said the sole purpose for the applicant to grow trees is to allow his contracting company the ability to offer mature trees to his customers at a lower cost than a nursery. It would be contrary to his purpose to begin selling his trees.

The Commissioners and staff discussed if the applicant needs to subdivide the property or if fencing an area will fulfill the ordinance's requirement of less than 5 acres. The Commissioners agreed that confining the area for the growing of trees and storage of equipment to less than 5 acres, based on the site plan the applicant provided, was sufficient to meet the requirements of the ordinance.

Rebecca Wayment expressed concern that the applicant's use of the property does not fit with the future purposes of the surrounding zones. **David Petersen** agreed; the surrounding areas are Master Planned for Office Mixed Use and Class A Business Park. **Rebecca Wayment** added that as part of the conditional use permit, she feels it would be important for the applicant to return each year for approval. Doing so, she said, would allow the Commission to determine if it is still a good use for the area as surrounding property is developed. The Commissioners agreed.

Motion:

Kent Hinckley made a motion that the Planning Commission approve conditional use/site plan for the private wholesale greenhouse/garden center as requested, subject to all applicable Farmington City ordinances and development standards, and with the following conditions:

1. The planting and equipment storage is to be confined to the site plan;
2. The conditional use permit is to be renewed annually.

Karolyn Lehn seconded the motion which was unanimously approved.

Finding:

1. Although the property in question is 11.86 acres, the actual footprint of the proposed garden center and equipment storage will be 3.66 acres, as shown in the site plan, which is well below the 5 acre threshold set in Chapter 10.
2. The project is consistent with the standards as determined by Chapter 10 of the Zoning Ordinance.
3. The proposed use will benefit the community and the use is befitting the underlying agricultural zone.

Item #7. Todd Gibbs – Applicant is requesting a recommendation to amend Chapter 15 of the Zoning Ordinance to allow a recreation equipment rental business as permitted or a conditional use in the BR Zone. (ZT-8-14)

David Petersen said this is the same item that was before the Commission at the last meeting. The motion was a tie-vote so it came before the Commission again. The applicant told staff he will not continue to pursue the old K-Mart building as an option for his business as it does not best fit his needs.

The applicant was not present at the meeting.

Heather Barnum stated she has the same concerns as she did in the previous meeting; she does not feel this is an appropriate business for the location.

Kent Hinckley explained he is still in favor of the business. He does not like to see vacant buildings within the City and this specific building will need a special tenant that can use the large yard. He stated he does not feel this use is any worse than the other permitted or conditional uses within the zone. As low-impact businesses are permitted, he feels this could qualify as a low-impact business. He added that if the business is permitted, he would not want recreation vehicle rentals placed on the road as advertising.

Heather Barnum asked if there are plans to amend the lighting in the back yard. **David Petersen** said the item before the Commission is just a zone text change. If it is recommended for approval, the applicant would return for a conditional use permit which would then be the appropriate time to add conditions on lighting, restriction of recreation vehicle rentals on the parking strip, etc.

Heather Barnum also asked if the item is recommended for approval, if there can be restrictions placed on the type of recreational vehicle he rents, specifically, but not limited to a restriction on motor homes. The Commission and staff discussed how to best define recreational vehicles within the ordinance. It was suggested a definition for small recreational vehicles could be added to Chapter 2 of the ordinance. **David Petersen** said he can look further into it if the Commission chooses to recommend the item for approval.

Karolyn Lehn stated she does not feel comfortable changing the zone for one person and also feels this type of business will detract from the vision the City is trying to create for Main St. She also is concerned with the traffic coming through the area as the business is across from a school crossing and those renting vehicles may not be accustomed to traveling with recreational vehicles. She said she is also concerned about the parking along Main St. and would like similar parking restrictions as the U-Haul business as a condition if the motion passes.

After reading through Chapter 5 of the Zoning Ordinance, **David Petersen** explained the applicant's use may be permitted. Since the HHI building and building yard were used as a non-confirming use as a contractor with contracting equipment, a business that has a less-intense non-confirming use may be permitted by the zone administrator up to one year after the original non-confirming use has vacated. **David Petersen** said by permitting the use through Chapter 5, the permitted and conditional uses for the BR zone would not change.

Heather Barnum asked how long the acceptance of a non-confirming use for a location can be continually perpetuated. **David Petersen** stated it will continually perpetuate until it ceases to exist or if the location remains vacant for one year after the non-confirming use has been vacated.

Rebecca Wayment feels that the Commission has been trying to revise and decrease the number of permitted and conditional uses for the BR zone for some time. She feels adding this to the list will be contrary to what they have been trying to accomplish. She feels the applicant would not have any expansion opportunity. For example, if he ever chooses to expand to sales, it would not be possible within the BR zone. She stated she does not like the idea of recreation rental equipment placed along Main St. and also feels the lack of advertising would be a hindrance to his business. She expressed concern that the building has only been vacant a few months and approving the first proposal may not be the best thing as other business may come that may be conforming uses within the zone. She also feels that Farmington may not be the best location to rent recreational vehicles as others may want to rent this equipment closer to the destination of use.

Kent Hinckley stated he does not feel it is within the Commission's purview to determine what is best for his long-term business plans. It is up to the Commission to place conditions, then up to the applicant to weigh those risks and determine if he still wants to move forward. **Heather Barnum** said she would like to see a business be able to thrive so it's important to consider some of those things. **Kent Hinckley** added there is never a guarantee any business will thrive.

Karolyn Lehn said she likes that the applicant has thought outside of the box for a business and what may work there; she hopes others will do the same.

Motion:

Heather Barnum made a motion that the Planning Commission deny recommendation of approval to the City Council to amend Chapter 15 to allow for recreation vehicle and equipment rental. **Karolyn Lehn** seconded the motion. **Heather Barnum, Karolyn Lehn and Rebecca Wayment** approved the motion; **Kent Hinckley** denied it. The motion passed.

Item #8. Farmington City – Applicant is requesting a recommendation to amend Chapters 10, 11, 12 and 28 of the Zoning Ordinance regarding conventional and conservation subdivisions standards, and transfer of development rights (TDR). (ZT-3-14)

David Petersen went through the proposed drafts for each chapter. He showed the Commission the proposed overlay areas that would require a developer to apply for a conservation subdivision. He explained the new alternative lot sizes and added a developer cannot go below the lot sizes without a transfer of development rights (TDR). He walked the Commission through Chapter 12, which had the waiver removed and the TDR moved to Chapter 28. He explained he did provide an alternative waiver option, in the event the Commission decided they were in favor of it. The alternative waiver requires a "good cause" must be present to apply the waiver; 5 standards were outlined to define the meaning of a "good cause." **David Petersen** stated the Commission can choose to leave the draft without the waiver, but again, in the event they decide they would like it, the wording is there for approval.

Rebecca Wayment clarified that on the "good cause" standard #2, she would like the useable park space be amended to 1 acre in size in lieu of the listed ½ acre size. The Commissioners agreed; **David Petersen** said if the alternative waiver is kept, he will make the change.

The Commissioners discussed the waiver in depth. **Heather Barnum** would like to remove a waiver for a time as it seemed to be excessively used; **Karolyn Lehn and Rebecca Wayment** agreed. **Kent Hinckley** feels there may be circumstances when the waiver will be needed; he would like to keep it as part of the ordinance.

Heather Barnum asked staff how the City Council and the City Manager feel about the waiver. **David Petersen** said they are in favor of the waiver as it has provided a significant amount of money to fund parks, trails and more within the City.

David Petersen also explained that with the amended conservation subdivision overlay areas, only a few will be able to apply for a waiver unlike how the ordinance was previously written.

Rebecca Wayment said that there is a lot of acreage on the south east corner of the city near the Centerville border. If standard #1 of the waiver requires the subdivision be located within ½ mile of an existing public park, much of that acreage may meet that requirement with the Centerville

parks. She would like it to read that the subdivision be located with ½ mile of an existing Farmington public park. **David Petersen** agreed and would make the change if the waiver is accepted.

The Commissioners and staff discussed the difference between how the City Council uses the waiver and the TDR. Staff explained in the past, the City was able to collect more money from a TDR than a waiver. Going forward, however, a TDR may not bring as much money if the waiver has been removed. The Commissioners decided they felt more comfortable sending the proposed waiver to City Council for approval with the outlined standards. **David Petersen** said the proposed waiver is completely discretionary. The Commissioners agreed the proposed waiver was a better option.

Motion:

Karolyn Lehn made a motion that the Planning Commission recommend that the City Council amend Chapters 10, 11, 12 and 28 related to conventional and conservation subdivision standards, and transfer of development rights, as set forth herein and based on the Planning Commission's discussion on August 21, 2014. **Kent Hinckley** seconded the motion which was unanimously approved.

Findings:

1. The proposed zone text amendment will continue to provide high quality open space, which better meets the purpose of Chapter 12, near the Great Salt Lake and Farmington Bay Bird Refuge, and near National Forest Service property in northeast and southwest of Farmington.
2. TDR and Conservation Subdivision mechanisms remain in place to offer incentives to developers community wide to help the City acquire land for such public benefits as parks, trails, open space, etc.
3. The amendments result in standards which make subdivision process less cumbersome and easier to administer.
4. Difficult-to-meet standards are removed from Chapter 12 of the Zoning Ordinance, which were rarely met in the past. This provides a benefit to the property owner and the City.
5. It is anticipated that the TDR option will receive greater use by property owners and the City.

OTHER BUSINESS/SPECIAL EXCEPTION

Item #9. Miscellaneous: A) Zone Text Change of Permitted and Conditional Uses in the BR Zone (Discussion Only)

Eric Anderson said this discussion might be more effective once more Commission members are in attendance. The Commissioners agreed.

Motion:

Heather Barnum made a motion that the Planning Commission table this item until the next meeting. **Karolyn Lehn** seconded the motion which was unanimously approved.

ADJOURNMENT

Motion:

At 9:29 p.m., **Rebecca Wayment** made a motion to adjourn the meeting which was unanimously approved.



Rebecca Wayment
Farmington City Planning Commission